

# FOR SALE NEXT TO HWY 290



13552 & 13560 W. WASHINGTON ST., BURTON TX 77835

Rare chance to own 3.5 ac next to Hwy 290 on W. Washington St/FM 390 in Burton, Texas, halfway between Houston and Austin. Highly visible tract along Hwy 290 with development moving from the west and the east and coming this way. Property has 3.5 ac formerly known as the Foehner funeral home with 2,130 sf bldg, 2,730 SF home and 798 SF home, and 4 car garage. Being sold As-Is. Prime location for your business and use bldgs for private use or rental OR develop for other use. Property within city limits and has City water/sewer and Bluebonnet Electric.

Directions: From Brenham take Hwy 290 W towards Austin. Turn right on FM 390 just past Malloy's gas station. Take immediate left. Property on the right. Call for appointment to view buildings.

LISTING PRICE: \$600,000

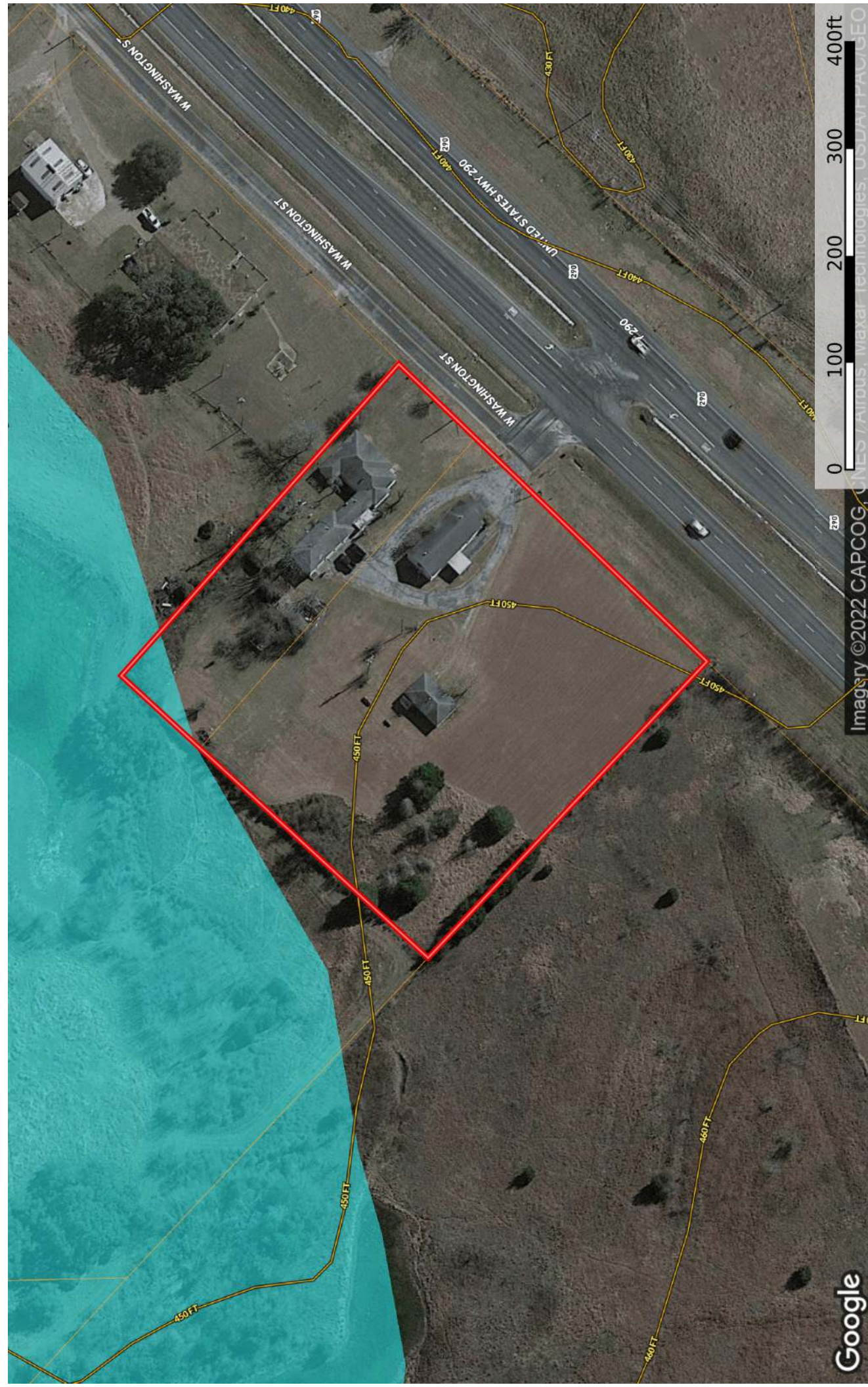


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462379





13552 & 13560 W Washington St. Burton TX  
Texas, AC +/-



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included

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2201 Becker Dr. Brenham, TX 77833



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

cm = control monument  
 pp = power (utility) pole  
 OHE = overhead electric line  
 ac = air conditioner unit  
 pt = propane tank  
 pb = portable building  
 tp = telephone pole  
 tbx = telephone box (riser)  
 foc = buried fiber optic cable warning sign  
 wc = water cleanout  
 lp = light pole  
 g = guy wire anchor  
 p = porch  
 cp = carport

The tract shown hereon is subject to the right of way easement granted to Burton Water Supply Corporation, recorded in 261/465 D.R.W.C.

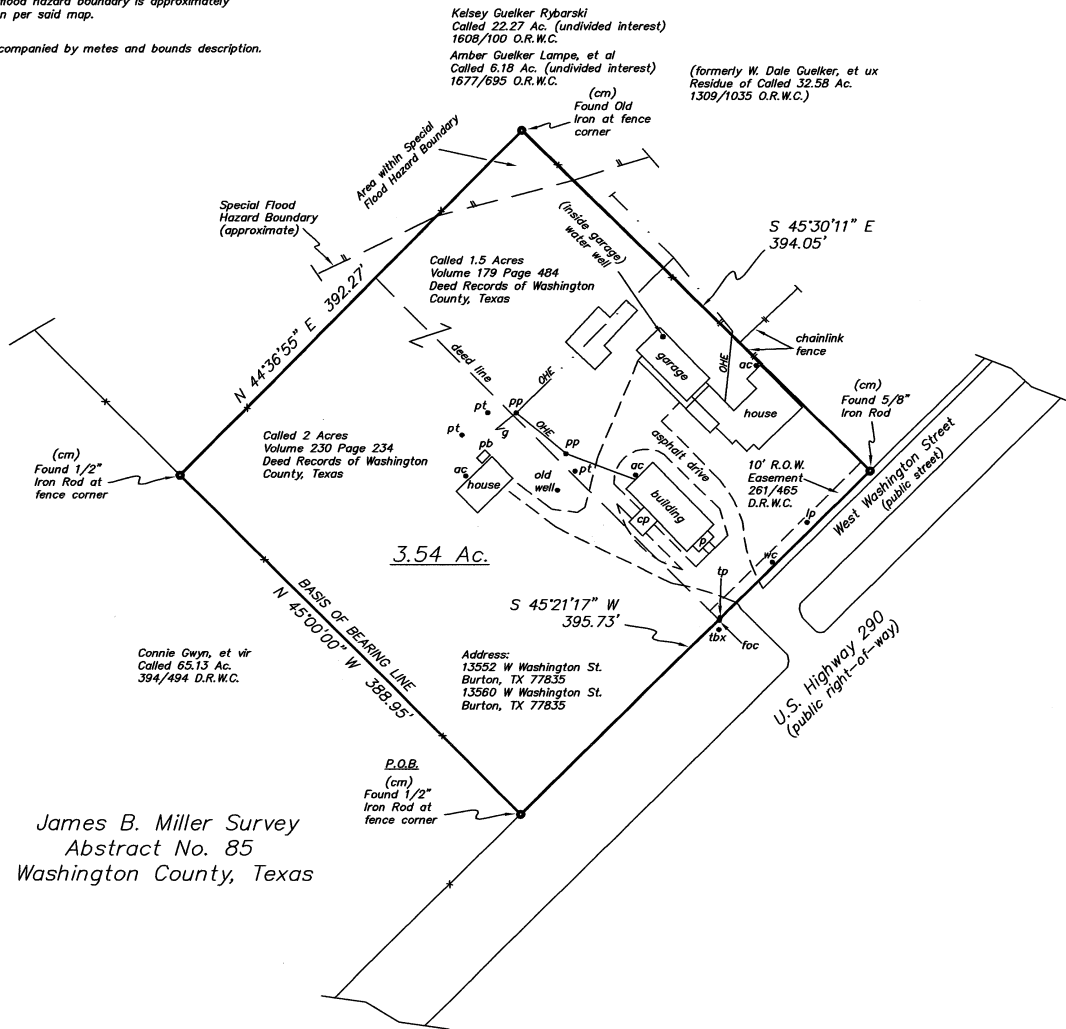
Bearings shown hereon are based on the record bearing for the Northeast line of the Connie Gwyn, et vir called 65.13 acre tract, recorded in Volume 394, Page 494 of the Deed Records of Washington County, Texas.

A portion of the tract shown hereon does appear the lie within the Special Flood Hazard Boundary, according to the FEMA map no. 48477C0275C, dated 8/16/2011.  
 The special flood hazard boundary is approximately shown hereon per said map.

This plat accompanied by metes and bounds description.

Scale 1" = 100'

City of Burton



James B. Miller Survey  
 Abstract No. 85  
 Washington County, Texas

To: The Estate of Lucille Foehner aka Lucille Foehner Lange, Timpson Quick-Stop, Inc., and Botts Title Company, GF No. WA-19-272.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on November 04, 2019, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.

Michael J. Blakey  
 Registered Professional Land Surveyor No. 5935



W.O.#2019-2945

The Estate of Lucille Foehner  
 aka Lucille Foehner Lange

Blakey Land Surveying

RPLS 4052 RPLS 5935

4650 Wilhelm Lane  
 Burton, Texas 77835

(979) 289-3900

**Blakey Land Surveying**

4650 Wilhelm Lane  
Burton, Texas 77835-5794

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Telephone/Fax 979-289-3900

**THE ESTATE OF LUCILLE FOEHNER**  
**AKA LUCILLE FOEHNER LANGE**  
**3.54 ACRE TRACT**

ALL THAT TRACT OR PARCEL OF LAND containing 3.54 acres, situated in Washington County, Texas, being out of the James B. Miller Survey, Abstract No. 85, in the City of Burton, being all or a portion of a called 1.5 acre tract described in that deed dated May 26, 1951, from A. H. Kuehn, et ux to G.D. Foehner, recorded in Volume 179, Page 484 of the Deed Records of Washington County, Texas, and being all or a portion of a called 2 acre tract described in that deed dated August 22, 1960, from Adoue Blaine Foehner, et ux to G.D. Foehner, et ux, recorded in Volume 230, Page 234 of the Deed Records of Washington County, Texas, said 3.54 acre tract being more particularly described as follows:

**BEGINNING** at a found  $\frac{1}{2}$  inch iron rod at fence corner, lying in the Northwest margin of U.S. Highway 290 (public right-of-way), marking the East corner of the Connie Gwyn, et vir called 65.13 acre tract (Volume 394, Page 494, Deed Records of Washington County, Texas), marking the South corner of the original called 2 acre tract, and marking the South corner of the herein described tract;

**THENCE** departing said highway margin, along a portion of the Northeast line of the Gwyn tract, with the Southwest line of the herein described tract, N 45deg 00min 00sec W (record bearing for the Northeast line of the Gwyn tract, this line being the BASIS OF BEARING LINE for this survey), 388.95 ft., to a found  $\frac{1}{2}$  inch iron rod a fence corner, marking a South corner of the W. Dale Guelker, et ux called 32.58 acre tract (Volume 1309, Page 1035, Official Records of Washington County, Texas), marking the West corner of the original called 2 acre tract, and the West corner of the herein described tract;

**THENCE** along a Southeast line of said Guelker tract, with the Northwest line of the herein described tract, N 44deg 36min 55sec E, 392.27 ft., to a found old iron at fence corner, marking a re-entrant corner of said Guelker tract, the North corner of the original called 1.5 acre tract, and the North corner of the herein described tract;

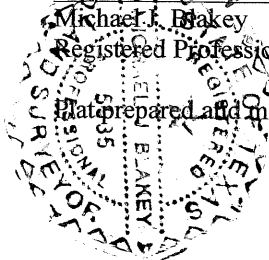
**THENCE** along a Southwest line of said Guelker tract, with the Northeast line of the herein described tract, S 45deg 30min 11sec E, 394.05 ft., to a found  $\frac{5}{8}$  inch iron rod, lying in the Northwest margin of the aforementioned U.S. Highway 290, marking a South corner of said Guelker tract, the East corner of the original called 1.5 acre tract, and the East corner of the herein described tract;

**THENCE** along the Northwest margin of said highway, with the Southeast line of the herein described tract, S 45deg 21min 17sec W, 395.73 ft., to the **PLACE OF BEGINNING** and containing 3.54 acres of land.

November 04, 2019  
W.O.#2019-2945

  
\_\_\_\_\_  
Michael J. Blakey  
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description.





Find address or place



Legend

TxDOT AADT Annuals

5 Year AADTs 2021

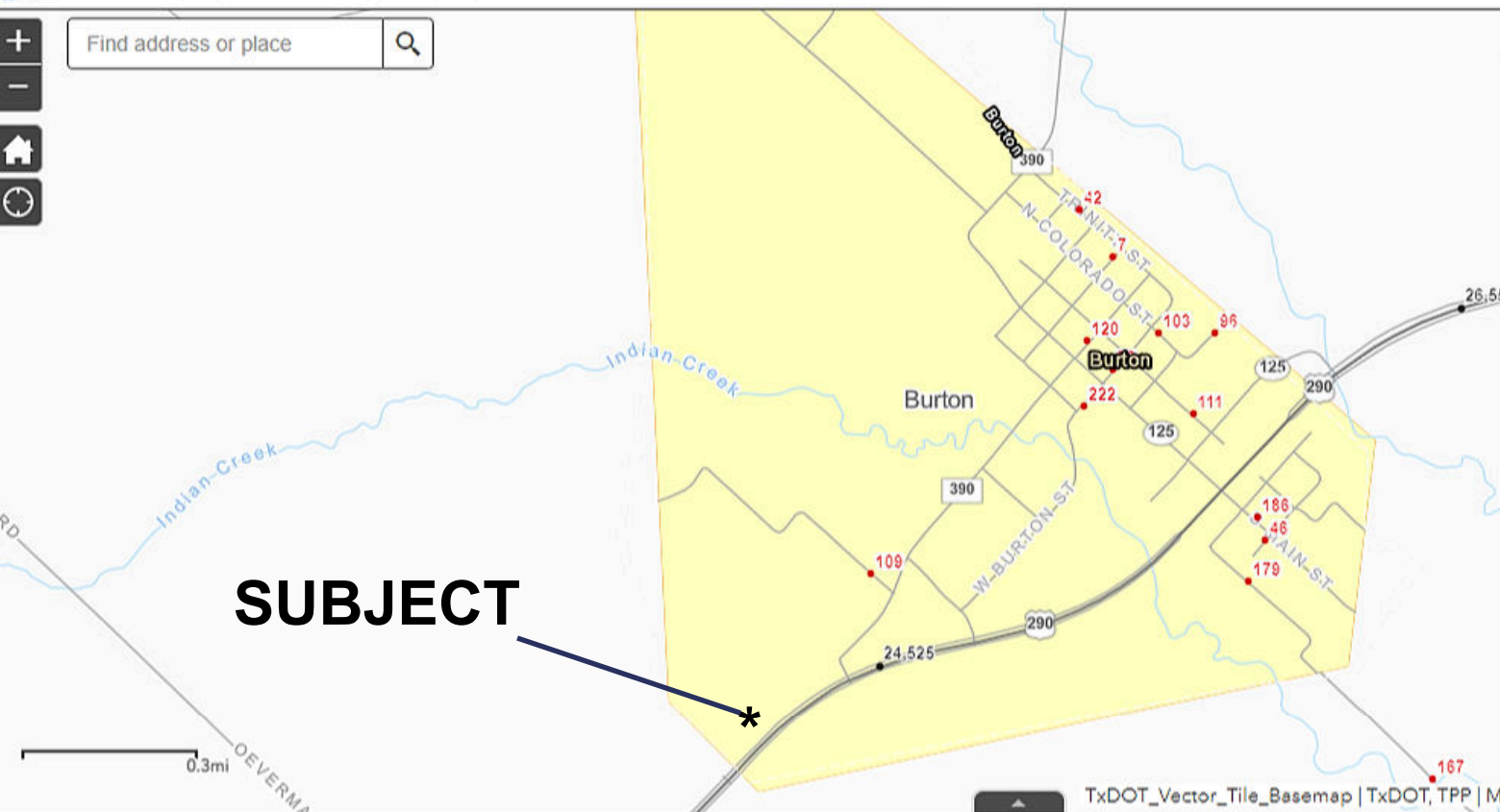
5 Year AADTs 2020

5 Year AADTs 2019

5 Year AADTs 2018

5 Year AADTs 2017

SUBJECT





## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Susan S. Kiel</b>	<b>558624</b>	<b>burton@marketrealty.com</b>	<b>(979)251-4078</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**  
TXR-2501

Market Realty, Inc. Burton 615 N Main St. /PO Box 101 Burton, TX 77833  
Susan Kiel

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**  
**IABS 1-0 Date**

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